



116 Rawreth Lane, Rayleigh, Essex, SS6 9RR

Three Bedroom Detached Home / Price: £725,000 / Tel: 01702 207720



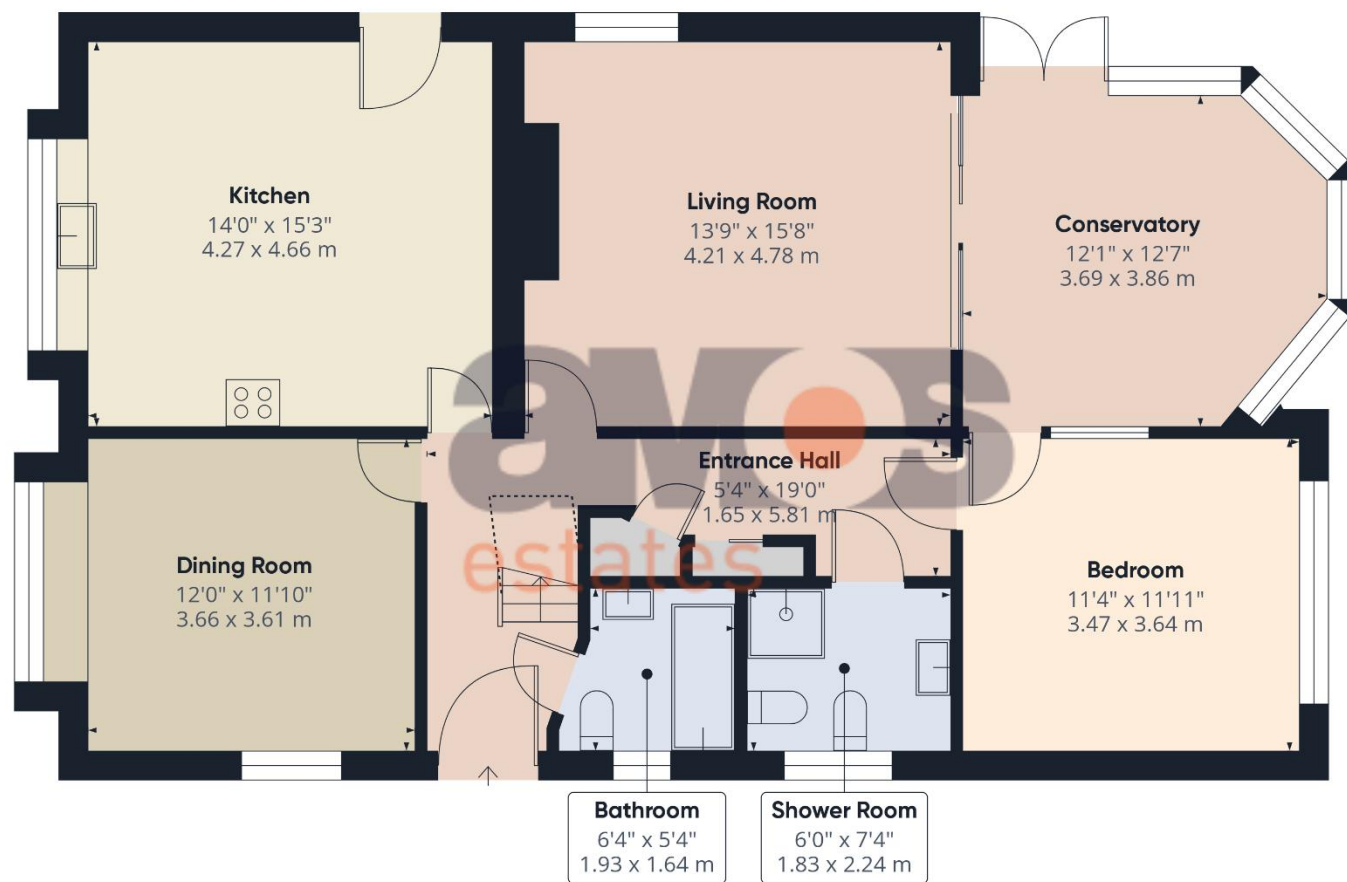


This **three-bedroom** detached home offers a practical and well-laid-out interior, sitting at the heart of an outstanding 1.75-acre plot, ideal for those seeking space, privacy, and the freedom of outdoor living. The ground floor features a welcoming entrance hall, a separate dining room, and a fitted kitchen that offers access to the rear garden. A generous living room opens into a bright conservatory overlooking the rear garden, providing a natural flow between indoor and outdoor spaces. Also on the ground floor is a double bedroom, a shower room, and a separate bathroom. Upstairs, two additional bedrooms complete the accommodation. While the home itself provides all the essentials for comfortable living, the real standout is the land. Spanning approximately **1.75 acres**, the grounds offer endless potential, whether for gardening, outdoor projects, or simply enjoying the peace and space of a rural lifestyle. The plot is beautifully established with mature planting, trees, and a wide variety of shrubs, creating a truly private and natural setting. There is also plenty of parking for vehicles at the front of the property.

Location-wise, the property is close to local shops, Rayleigh train station with direct links to London Liverpool Street, and Rayleigh High Street shops and eateries. Nearby schools include St Nicholas Church of England Primary School and The Sweyne Park School.

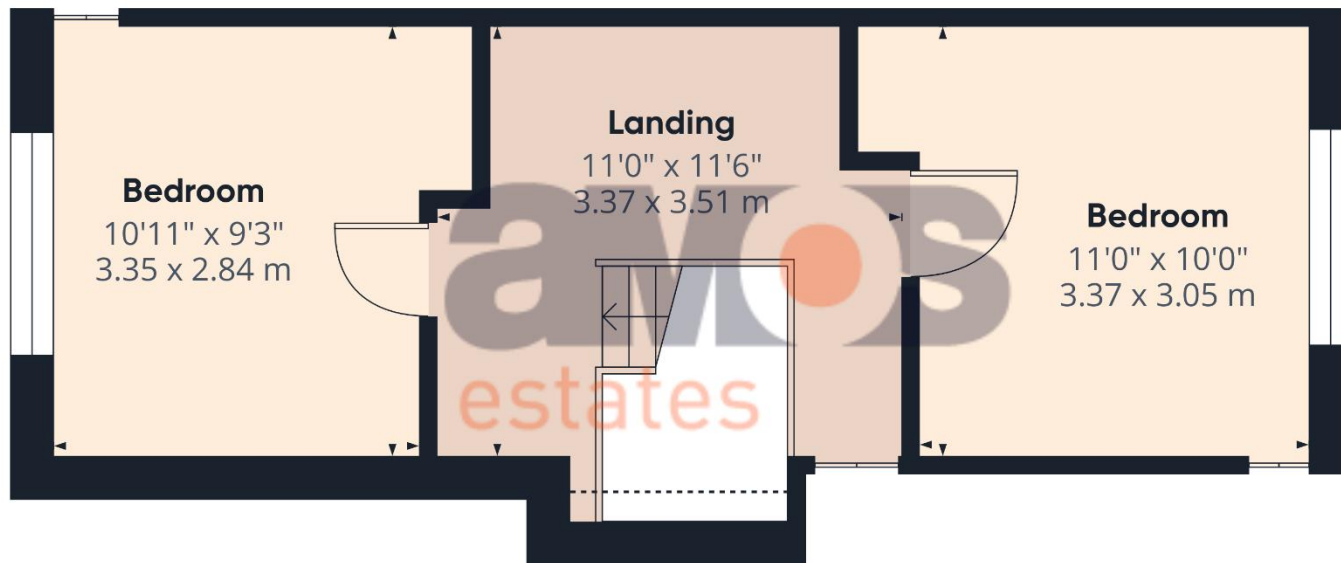
Find us on





Ground Floor

**A space to
call home.**



First Floor



Property Information

- / Detached Family Home
- / Three Double Bedrooms
- / Ground Floor Bathroom & Ground Floor Shower Room
- / Three Reception Rooms
- / Driveway Providing Parking
- / Approx 1.75-acre Impressive Rear Garden
- / EPC Rating: Pending
- / Council Tax Band: E
- / Approx 1435 Sq. Ft in Size
- / 360' Virtual Tour Available



Double glazed entrance door to:

Entrance Hall /

19'0 x 5'4

Plastered ceiling, wood effect floor covering, staircase to first floor accommodation with fitted carpet and wood balustrade, built in storage cupboard, two radiators, doors leading off:

Ground Floor Bathroom /

6'4 x 5'4

Three-piece suite comprising of integrated bath with mixer tap and fitted shower unit, pedestal wash hand basin with separate taps, low level w/c, double glazed window to side aspect, integrated spotlights, wood effect floor covering, tiled walls.

Dining Room /

12'0 x 11'10

Double glazed bay window to front aspect and double-glazed window to side aspect, plastered and coved ceiling, wood effect floor covering, fitted wall lights, radiator, power points.

Kitchen /

15'3 x 14'0

Fitted at both eye and base level in a range of wood roll units with working surface over, integrated double oven and integrated four ring gas hob with extractor fan above, 2.0 stainless steel sink unit with mixer tap and drainer, space for washing machine, dishwasher and tumble dryer, space for American style fridge/freezer, feature 'island' with seating for five stalls, double glazed bay window to front aspect and double glazed door to rear garden, plastered and coved ceiling with integrated spotlights, tiled flooring and part tiled walls, radiator, power points.





Living Room /

15'8 x 13'9

Double glazed window to side aspect, plastered and coved ceiling, fitted carpet, feature fireplace, fitted wall lights, radiator, power points, sliding doors to:

Conservatory /

12'7 x 12'1

Double glazed windows to rear and side aspect, double glazed patio doors to rear garden, tiled flooring, fitted wall lights, radiator, door leading to:

Ground Floor Bedroom One /

11'11 x 11'4

Double glazed window to rear aspect, internal window to side aspect, plastered and coved ceiling, fitted wardrobes, wood effect floor covering, radiator, power points.



Ground Floor Shower Room /

7'4 x 6'0

Three piece suite comprising of corner safety glass cubicle with fitted shower unit, vanity unit with sink top and mixer tap, low level w/c, bidet, double glazed window to side aspect, integrated spotlights, wood effect floor covering, tiled walls, radiator.

Galleried Landing /

11'6 x 11'0

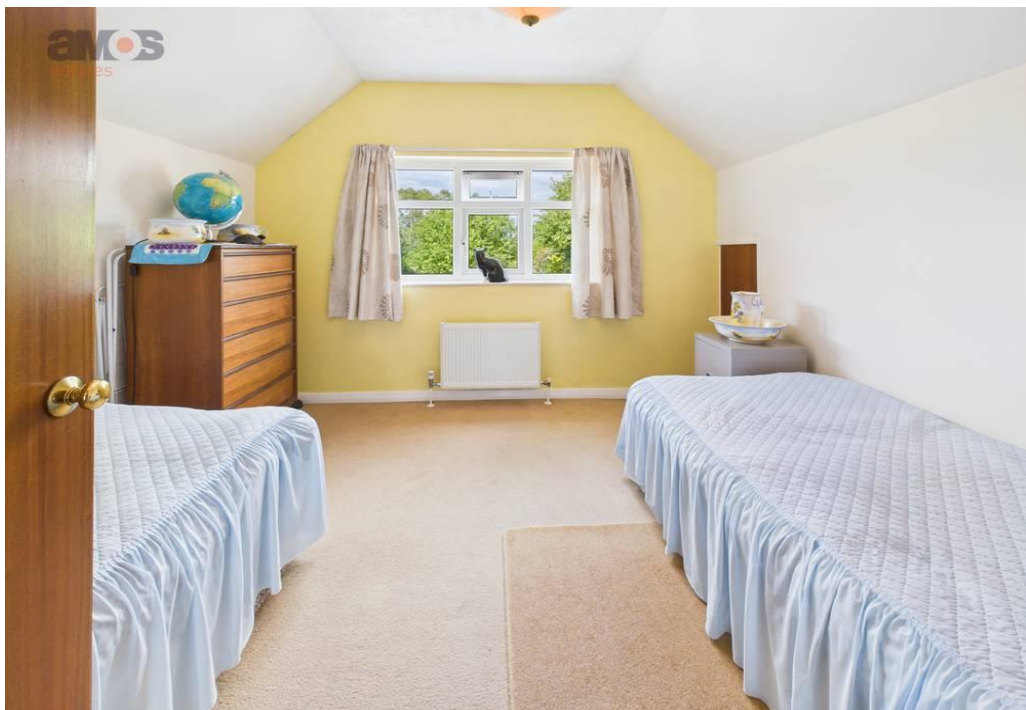
Fitted carpet, wood balustrade, eaves storage space, power points, doors leading off:

Bedroom Two /

11'0 x 10'0

Double glazed window to rear aspect, plastered ceiling, fitted carpet, eaves storage space, radiator, power points.





Bedroom Three /

10'11 x 9'3

Double glazed window to front aspect, plastered ceiling, fitted carpet, eaves storage space, radiator and power points.

Rear Garden /

Expansive 1.75 acres of land featuring mature planting and shrubs, a well-maintained lawn, a fish pond, and a sun patio at the front. Gated access provides privacy and security.

Front Garden /

Driveway providing plenty of parking for vehicles, gates providing access to rear garden.

We recommend our customers use our panel of Conveyancers/Solicitors. It is your decision whether you choose to deal with our recommendation, and you are under no obligation to do so. You should know that we may receive a referral fee of £150 to £200 per transaction from them. Should you arrange a Mortgage through our recommended mortgage advisor, again of which there is no obligation we will receive a commission fee. The amount of commission will depend on the size of the loan and any associated products that you decide to take.

The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property



